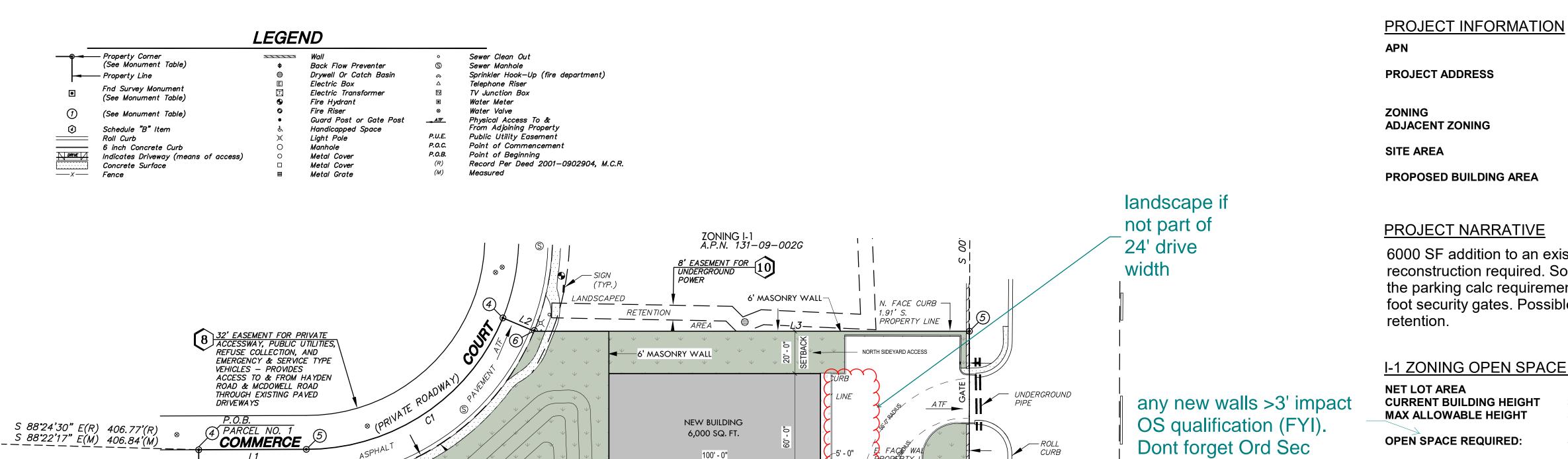
Registration:

Sheet Title: SITE PLAN

A-001



BUILDING -

OVERHANG

6' MASONRY WALL-

PAVEMENT

(TYP.)

STAIRWELL

MOTORCYCLE — PARKING AREA

10' WROUGHT -IRON FENCE

CURB IS ON PROPERTY LINE

A.P.N. 131-09-002C

(PRIVATE ROADWAY - JOE FOSS WAY)

ZONING I-1

TWO STORY BRICK & STUCCO BUILDING HEIGHT = 29' 7,980 SQ. FT.

149 PARKING SPACES **PROVIDED PARKING CALCULATION 12K MANUFACTURING** 24 SPACES 1/500 12,000 / 500 = 87 SPACES **26K OFFICE** 1/300 26,000 / 300 = 111 SPACES need base planting around building, not just sidewalk. Walkway just terminates (min 6' sidewalk) - meeting general OS reqs? - new parking reqs screen walls - major DRB N. FAUE CUKB RETENTION NORTH SIDEYARD ACCESS why so much unused hardscape? ∦ LINE NEW BUILDING 6,000 SQ. FT. E. FACE WAU PROPERTY L RETENTION 100' - 0" 5' - 0" landscape island

GRAPHIC SCALE

S. FACE CURB 3.39'
N. PROPERTY LINE

PARCEL NO. 3

65.5 INGRESS AND EGRESS
EASEMENT — PROVIDES ACCESS TO & FROM MCDOWELL ROAD THROUGH EXISTING PAVED DRIVEWAY

WALL

ENCLOSURE

IN ENCLOSURE

— HEADWALL

, SITE PLAN scale 1" = 30'-0"

DRIVE

→ W. FACE CURB

W. FACE CURBO 43'
E. PROPERTY LINE

— CURB IS ON PROPERTY LINE

OVERHANG

(TYP.)

TWO STORY BRICK & STUCCO BUILDING HEIGHT = 29' 10,874 SQ. FT.

W. EDGE CONCRETE -ON PROPERTY LINE

E. FACE WALL 2.63' W. PROPERTY LINE

8 12' P.U.E.

6' MASONRY WALL

6' MASONRY WALL

E. FACE WALL 2.41' — ► W. PROPERTY LINE

PARCEL NO. 3

57.75' INGRESS AND EGRESS
EASEMENT - PROVIDES ACCESS TO & FROM MCDOWELL ROAD & HAYDEN ROAD THROUGH EXISTING

PAVED DRIVEWAY

S 89°55'34" E 414.50'

APN 131-09-002K

ZONING I-1

6000 SF addition to an existing building. Minimal site reconstruction required. Some parking count manipulation, but the parking calc requirement is still met. Addition of multiple 6 foot security gates. Possible reconstruction of northern water

128,066 SF

131-09-002K

121,532 SF

6000 ~ SF

1395 N HAYDEN RD, SCOTTSDALE, AZ

I-1 ZONING OPEN SPACE REQUIREMENTS

CURRENT BUILDING HEIGHT MAX ALLOWABLE HEIGHT

SEC 5.1804.B **OPEN SPACE REQUIRED:**

NET LOT AREA X 0.1

X 0.1 = 12,807SF128,066 OPEN SPACE PROVIDED 29,795SF

52'

REQUIRED PARKING

5.1804.B.2 for heights

above 12'

REQUIRED PARKING 111 PARKING SPACES

2 ENLARGED FOOTPRINT

scale 1" = 20'-0"